Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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No.167 AMARAVATI, WEDNESDAY, FEBRUARY 28, 2018 **G.1101**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VUDA – CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE OF PLOT NOS.54 TO 66, 73 TO 84 AND 88 TO 97 FALLING IN SY.NO.4/PART OF MADHURAWADA, VISAKHAPATNAM RURAL MANDAL, VISAKHAPATNAM DISTRICT, ADMEASURING AN AREA OF 6382.65 SQ.YRDS OR 5322.795 SQ. MTS. APPLIED BY SRI P. KRISHNAM RAJU & OTHERS.

[Memo No.943707/M1/2017, Municipal Administration & Urban Development (M) Department, 27th February, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The Plot Nos.54 to 66, 73 to 84 and 88 to 97 falling in Sy.No.4/part of Madhurawada, Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an area of 6382.65 Sq.yrds OR 5322.795 Sq. mts. The boundaries of which are given in the schedule below which was earmarked for Residential Use in Visakhapatnam Metropolitan Region (VMR) Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region Mast Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

1. limiting number of screens not more than 2 in block-3 and widening of road stretch between block-3 and blocks 1 & 2 from 33’-0” to 40’-0” wide duly affecting widening portion in the applicant’s site’s of block 1 & 2.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Competent Authority duly paying necessary charges as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 40’-0” Layout road in LP No.31/91
South : Existing road proposed to 80 Mts. Wide Natioanl Highway-16
East : Existing 33’-0” Layout road in LP No.30/91 and Honda Servicing Center.
West : Existing 33’-0” Layout road and Plot Nos.72 & 85 of LP No.31/91

R KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT